

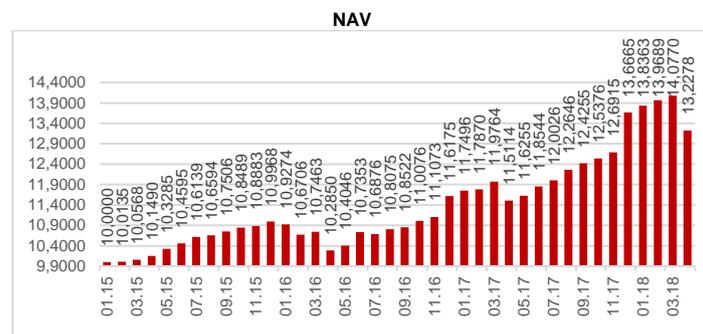
EfTEN Kinnisvarafond II AS factsheet

April 30, 2018



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	13,2278
Number of shares	9 213 756
Consolidated asset value, EUR thousand	247 467
Consolidated Net Asset Value, EUR thousand	121 877



Portfolio

As at April 30, 2018, EUR thousand	
Land and buildings	234 147
Expected NOI per year	17 197

Loan capital

As at April 30, 2018, EUR thousand	
Total loan liabilities	117 007
Weighted average debt maturity in years	2,9
Weighted average interest rate	1,517%
Loan to value	50%
Debt Service Coverage Ratio	3,7

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, Rävåla 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, Sõpruse pst 201/203	Retail	02.2016	11 720
Kaunas Terminal Logistic Center	Terminalo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 213
Marienthal Shopping Center	Mustamäe tee 16, Tallinn	Retail	04.2018	13 564
Domina Shopping Center	Ieriķu 3, Riga	Retail	07.2016	47 493
Total				139 902

Balance sheet

ASSETS	30.04.2018	LIABILITIES	30.04.2018
<i>€ in thousand</i>			
Cash and cash equivalents	12 117	Borrowings	117 007
Other current assets	1 1195	Other liabilities	8 583
Current assets total	13 312	LIABILITIES TOTAL	125 590
Land and buildings	234 147	EQUITY	30.04.2018
Other long-term assets	8	Share capital	97 999
Long-term assets total	234 155	Reserves	1 729
ASSETS TOTAL	247 467	Retained earnings	22 150
		LIABILITIES AND EQUITY TOTAL	247 467

